

MINUTES OF THE MEETING OF THE
LOCAL AGENCY FORMATION COMMISSION

COUNTY OF NAPA

August 9, 2001

1. Call to Order; Roll Call.

THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, THURSDAY, AUGUST 9, 2001 AT 4:00 P.M. THE FOLLOWING MEMBERS WERE PRESENT: CHAIRMAN GUY KAY, COMMISSIONERS MIKE RIPPEY, BRAD WAGENKNECHT AND HARRY MARTIN. COMMISSIONER MARY LOU HOLT WAS EXCUSED.

ALTERNATE COMMISSIONER IN ATTENDANCE: COMMISSIONER VOLKER EISELE.

2. Pledge of Allegiance.

COMMISSIONER WAGENKNECHT LED THE SALUTE TO THE FLAG.

3. Approval of Minutes.

Minutes of April 11, 2001

APPROVED MINUTES OF MEETING OF APRIL 11, 2001.

K-R-BW-M-H

A A X

4. Public Comment.

NONE

5. Consent Calendar.

a) ADOPTION OF CONDUCTING AUTHORITY RESOLUTION:

Linda Vista Avenue No. 15 District Annexation to the Napa Sanitation District.

The Commission will review the results of the conducting authority hearing for this annexation and adopt a resolution noting the result of the proceedings.

(APN 007-104-011, Linda Vista Avenue between Packard Court and Merlot Drive.)

ADOPTED RESOLUTION

BW-M-R-H-K

R-01-11

X

5. Consent Calendar (Continued)

b) South Kelly Road/Devlin Road District Annexation to the American Canyon Fire Protection District.

The Commission will consider annexation of 12.85 acres of unincorporated territory designated for commercial/industrial use to the ACFPD.

(APN 057-090-077 & 057-090-078, intersection of Devlin Road and South Kelly Road)

COMMISSIONER KAY RECUSED HIMSELF DUE TO CONFLICT OF INTEREST.

ADOPTED RESOLUTION

BW-M-R-H-K

R-01-09

X X

c) Green Island Road District Annexation to the American Canyon Fire Protection District.

The Commission will consider annexation of 13.04 acres of unincorporated territory designated for commercial/industrial use to the ACFPD.

(APN 058-070-023, 1386 Green Island Road)

ADOPTED RESOLUTION

BW-M-R-H-K

R-01-08

X

d) Jefferson Street No. 4 District Annexation to the Napa Sanitation District.

The Commission will consider annexation of .247 acres of residential property to the NSD to facilitate sewer hook-up for an existing single-family residence.

(APN 038-581-006, 4270 Jefferson Street)

ADOPTED RESOLUTION, AS AMENDED

BW-M-R-H-K

R-01-07

X

e) Garfield Lane District Annexation to the Napa Sanitation District.

The Commission will consider annexation of 7.72 acres of residential property to the NSD to facilitate sewer hook-up for 38 proposed single-family residences.

(APN 038-160-001, 038-160-015, 038-160-011, & 038-160-033, Garfield Lane at western terminus.)

ADOPTED RESOLUTION, AS AMENDED

BW-M-R-H-K

R-01-05

X

f) Big Ranch Road District Annexation to the Napa Sanitation District.

The Commission will consider annexation of 4.41 acres of residential property to the NSD to facilitate sewer hook-up for 10 proposed single-family residences.

(APN 038-250-033 & 038-250-034, Big Ranch Road between Griffen Lane and Garfield Lane)

ADOPTED RESOLUTION, AS AMENDED

BW-M-R-H-K

R-01-06

X

5. Consent Calendar (Continued)

g) Villa Lane No. 6 District Annexation to the Napa Sanitation District.

The Commission will consider annexation of .89 acres of residential property to the NSD to facilitate sewer hook-up for a 19-unit apartment complex.

(APN 038-170-045, 3450 Villa Lane)

ADOPTED RESOLUTION, AS AMENDED

BW-M-R-H-K

R-01-04

X

6. PUBLIC HEARINGS

a) Lakeview Boat Storage Amendment to The Sphere of Influence of the Spanish Flat Water District.

The Commission will consider petitioner's request for the modification of the SFWD Sphere of Influence to include approximately 4.7 acres of unincorporated territory.

(APN 019-280-006, Knoxville-Berryessa Road, vicinity of intersection with Pope Canyon Road)

PUBLIC HEARING HELD – TESTIMONY PRESENTED

CONTINUED TO OCTOBER 11, 2001 MEETING AND WILL BE RENOTICED.

M-BW-R-H-K

X

b) Adoption of Operating Policies and Procedures.

The Commission will consider adoption of a number of operating policies and procedures.

COMMISSIONER KAY RECUSED HIMSELF FROM ATTACHMENT A ONLY DUE TO CONFLICT OF INTEREST.

PUBLIC HEARING HELD – NO TESTIMONY PRESENTED

CONTINUED ATTACHMENT A OF THE OPERATING POLICIES AND PROCEDURES.

M-BW-R-H-K

X X

APPROVED ATTACHMENTS B THROUGH D OF THE OPERATING POLICIES AND PROCEDURES WITH MODIFICATIONS TO ATTACHMENT C.

M-BW-R-H-K

X

6. PUBLIC HEARINGS (Continued)

c) **Adoption of Preliminary Service Review/SOI Review Schedule, 2001-05.**

The Commission will consider adoption of a preliminary schedule for the initiation of service reviews and sphere of influence reviews pursuant to Government Code §§56425-56430.

PUBLIC HEARING HELD – TESTIMONY PRESENTED

A MOTION BY COMMISSIONER MARTIN TO ADJUST THE SCHEDULE BY SWITCHING THE PROJECTED START DATE FOR THE CITY OF AMERICAN CANYON TO OCTOBER 2001 AND NAPA SANITATION DISTRICT TO NOVEMBER 2004 DIED FOR LACK OF A SECOND.

ADOPTED PRELIMINARY SERVICE REVIEW/SPHERE OF INFLUENCE SCHEDULE AS SUBMITTED.

R-BW-H-M-K

X N

7. COMMISSION DISCUSSION

a. **Biagi Wine Estates/South Devlin Road Extension Annexations.**

The Commission will receive a report on the status of proposals to annex the Biagi Wine Estates property to the American Canyon Fire Protection District and to the City of American Canyon.

(APN 057-090-059, adjacent to southeast corner of Napa County Airport)

COMMISSIONER KAY RECUSED HIMSELF DUE TO CONFLICT OF INTEREST.

COMMISSIONER EISELE PARTICIPATED AS THE ALTERNATE PUBLIC-AT-LARGE MEMBER.

THE COMMISSION DIRECTED STAFF TO CONTINUE WORKING WITH THE APPLICANT AND AFFECTED AGENCIES TO ADDRESS CONCERNS OUTLINED IN THE STAFF REPORT REGARDING THE SUBJECT PROPOSAL.

b. **LAFCO Staff Analyst Position.**

The Commission will consider expending FY01-02 funds appropriated for a LAFCO staff analyst position.

APPROVED LAFCO STAFF ANALYST POSITION AND AUTHORIZED RECRUITMENT PROCESS.

M-R-BW-H-K

X

8. COMMISSION DISCUSSION (Continued)

c. **Legislative Report.**

The Commission will receive a report on legislative issues relating to LAFCO.

ACCEPTED REPORT

ADOPTED RESOLUTION OPPOSING SENATE BILL xx 23.

M-BW-R-H-K

X

d. **Draft OPR Guidelines on Service Reviews.**

The Commission will receive a report on the development of service review guidelines by the Governor's Office of Planning and Research.

REPORT PRESENTED – NO ACTION TAKEN

e. **Update: Policies on the Definition of "Prime Agriculture" and the LAFCO Fee Schedule.**

The Commission will receive an oral report on the development of new policies concerning prime agriculture and on a new LAFCO fee schedule.

REPORT PRESENTED – NO ACTION TAKEN

f. **CALAFCO: Announcement Annual Conference and Executive Board Nominations. CHAIRMAN KAY AND COMMISSIONER MARTIN ADVISED THEY WOULD ATTEND THE ANNUAL CONFERENCE.**

COMMISSIONER MARTIN EXPRESSED AN INTEREST TO BE NOMINATED TO THE CALAFCO EXECUTIVE BOARD.

CHAIRMAN KAY NOMINATED AND THE COMMISSION APPOINTED COMMISSIONER MARTIN AS A NOMINEE TO THE CALAFCO EXECUTIVE BOARD.

K-R-BW-H-M

X

9. CLOSED SESSION.

NONE

10. INFORMATIONAL ITEMS/NEW BUSINESS/COMMISSIONER COMMENTS.

Adjournment.

MEETING ADJOURNED.

GUY KAY
Chairman

HARRY MARTIN
Vice-Chairman

ATTEST:

DANIEL SCHWARZ
Executive Officer

MARY JEAN MCLAUGHLIN
Clerk of the Commission

JULIE LLOYD
Deputy Clerk of the Board

Key

Vote: K = Guy Kay; R = Mike Rippey; V = Mel Varrelman; H = Mary Lou Holt; M = Harry Martin
Alternates: LM = Lori Maples; E = Volker Eisele; BW = Brad Wagenknecht

Notations under Vote: N = No; X = Excused; A = Abstained